

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

SEPTEMBER 23, 2002

The State Building Commission Executive Sub-committee met this day in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee, at 2:00 p.m., with the following State Building Commission Sub-committee members and departments present.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

C. Warren Neel, Commissioner, Department of Finance and Administration
Riley Darnell, Secretary of State
John Morgan, Comptroller of the Treasury

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Steve Adams, State Treasurer

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Larry Kirk, Department of Finance and Administration
Charles Garrett, Department of Finance and Administration
Gloria Rittenberry, Department of Finance and Administration
Jurgen Bailey, Department of Finance and Administration
Mark Wood, Secretary of State's Office
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Pat Haas, Comptroller's Office
Dennis Raffield, THEC

George Brummett, Department of Finance and Administration
Jerry Preston, Tennessee Board of Regents
Karen Hale, Comptroller's Office
Herbert Harper, Tennessee Historical Commission
Rep. Steve McDaniel
Fred Prouty, Tennessee Historical Commission
Alvin Payne, University of Tennessee
John Gregory, Tennessee Wildlife Resources Agency
Cliff Steger, Department of Finance and Administration

Commissioner Neel called the meeting to order at 2:00 p.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF HEALTH

LAND ITEM

Review of a request for APPROVAL of the following EXCHANGE of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Madison County – West TN Speech & Hearing Center, 765 W. Forest Avenue, Jackson, TN – Trans. No. 02-04-004 (LW)**

Purpose: Exchange of 1.0 +/- Acres with Improvement of State property for 0.70 with Improvement for construction of a parking garage for the West TN Healthcare, Inc., and to allow the City to construct a new intersection with traffic light for improved traffic flow.

Original Cost to State: Gift – Land and \$141,409.00 Improvement

Date of Original Conveyance: May 1960

Grantor Unto State: City of Jackson and Madison County

Estimated Sale Price: \$400,000.00 (Land & Improvement) Per State's Appraisal

Grantee: West Tennessee Healthcare, Inc.

Comment: The Grantee has proposed to exchange property located at Ridgecrest Road to the State in exchange for State property. Property on Ridgecrest Road will include a build-to-suit speech and hearing center for a total value of \$715,624.00.

SSC Report: 09-16-02. Larry Kirk summarized the transaction. He stated the exchange would be in the best interest of the State and the Grantee. He stated the State would receive title after the project is completed. Staff referred to Sub-committee with recommendation and that final drawings be subject to approval of the State Architect and there be construction inspections.

Department of Health – continued:

SC Action: 09-23-02. Charles Garrett presented the transaction for review and summarized the request. Lewis Bell, West Tennessee Healthcare, Inc., advised that the hospital is undergoing a major capital improvement project and the property is needed for moving of streets, and related improvements. Larry Kirk stated the transfer of the property to the State would not take place until after the project was complete, with state inspections along the way. Agency staff stated its support of the exchange. Sub-committee approved the request as presented with the understanding that the design and construction would be approved by the State Architect. Final action.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112:

Description: **Knox County – 15.5 +/- Acres with Improvements - 301 Woodlawn Pike, Knoxville, TN – Trans. No. 02-08-016 (GM)**

Purpose: Disposal in Fee of off-campus family/graduate housing.

Original Cost to State: \$1,300,000.00

Date of Original Conveyance: July 1963

Grantor Unto State: Eugene Pargh

Estimated Sale Price: \$2,500,000.00

Grantee: Pending Advertisement

Comment: The subject property includes 10 buildings with a total of 149 one and two bedroom apartment units, for a total area of 120,891 square feet. Funds will be reinvested in the renovation of existing housing on campus.

SSC Report: 09-16-02. Referred to Sub-committee with recommendation.

SC Action: 09-23-02. Alvin Payne summarized the transaction. Commissioner Neel asked if local residents concerns have been addressed. Mr. Payne responded that local residents expressed concerns as to future use of the property and that the University has been working with potential buyers that may be deemed acceptable to the community, thus increasing the resident's comfort level. Sub-committee approved the request as presented. Final action.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112:

Description: **Knox County – 6.93 +/- Acres with Improvements – 120 Taliwa Court, Knoxville, TN – Trans. No. 02-08-015 (GM)**

Purpose: Disposal in Fee of off-campus family/graduate housing.

Original Cost to State: \$509,620.00

Date of Original Conveyance: April 1957

Grantor Unto State: Taliwa, Inc.

Estimated Sale Price: \$2,200,000.00

Grantee: Pending Advertisement

Comment: The subject property includes 20 buildings with a total of 139 two bedroom apartment units, for a total area of 110,443 square feet. Funds will be reinvested in the renovation of existing housing on campus.

SSC Report: 09-16-02. Referred to Sub-committee with recommendation.

SC Action: 09-23-02. Alvin Payne summarized the transaction. Commissioner Neel asked if local residents concerns have been addressed. Mr. Payne responded that local residents expressed concerns as to future use of the property and that the University has been working with potential buyers that may be deemed acceptable to the community, thus increasing the resident's comfort level. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Henderson County – 77.0 +/- Acres – Parkers Crossroads, TN – Trans. No. 02-09-001 (GM)**

Purpose: Acquisition in Fee of the core battlefield at Parkers Crossroad for site development to include trails, interpretive signage, fencing, observation platform, and kiosk.

Source of Funding: \$542,240.00 – Federal T-21 Enhancement Funds
\$107,800.00 – Civil War Preservation Trust
\$ 27,760.00 – City and County Funds
\$ 3,120.00 – Local Services
\$ 50,000.00 – State Land Acquisition Fund
\$730,920.00 – Total

Estimated Cost: Pending Appraisal

Estimated Title,
Appraisal and
Survey Fees: Pending Bid

Owner(s): Darla Olive

SSC Report: 09-16-02. Agency reported that funding is in place. Staff referred to Sub-committee with recommendation.

SC Action: 09-23-02. Charles Garrett presented the transaction for review and introduced Fred Prouty, TN Historical Commission. Mr. Prouty stated the site is on the National Register and is one of the thirty-eight most significant Civil War sites in Tennessee. Mr. Prouty introduced State Representative Steve McDaniel. Representative McDaniel offered his support of the project and advised that the property is endangered due to commercial development in the area. Comptroller Morgan remarked that this is a good project and it was good to see T-21 dollars used for this type of project. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with APPROVAL for SURVEY as required by TCA 4-15-102 and 12-2-112:

Description: **Washington County – 1.93 +/- Acres – East Tennessee State University, Johnson City, TN – Trans. No. 02-08-017 (GM)**

Purpose: Disposal in Fee of a coal storage yard surplus to the University's need since installation of gas boilers.

Original Cost to State: \$3,900.00 and \$13,500.00

Date of Original Conveyance: December 1970 and August 1972

Grantor Unto State: Clinchfield Railroad and Harris Corporation

Estimated Sale Price: Pending Appraisal

Grantee: Pending Advertisement

SSC Report: 09-16-02. Jerry Preston summarized the transaction and stated a Master Plan Update for ETSU will be presented to the State Building Commission. Staff referred to Sub-committee with recommendation.

SC Action: 09-23-02. Jerry Preston summarized the transaction. He stated the current ETSU Master Plan is currently being updated. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Washington County -9.1 +/- Acres with Improvement and Access Easement - East Tennessee State University, Johnson City, TN - Trans. No. 02-08-018 (GM)

Purpose: Acquisition in Fee for parking purposes and in the ETSU Master Plan.

Source of Funding: Auxilliary Reserves

Estimated Cost: Pending Appraisal

Estimated Title, Appraisal and Survey Fees: Pending Bid

Owner(s): Mullican Flooring

SSC Report: 09-16-02. Jerry Preston summarized the transaction and stated a Master Plan Update for ETSU will be presented to the State Building Commission. Staff referred to Sub-committee with recommendation.

SC Action: 09-23-02. Jerry Preston presented the transaction for review. Secretary Darnell asked if the subject property was outside the current Master Plan. Mr. Preston advised that the Master Plan Update will address the request and the property will be used as flat lot parking. Sub-committee approved the request as presented. Final action.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Anderson, Campbell & Scott Counties – 75,000 +/- Acres – Trans. No. 02-03-015 (CH)**

Purpose: Acquisition in Fee for purposes of wildlife management, habitat for the migrating songbird, recently released elk, and other native game and non-game species, as well as wildlife oriented recreation such as hunting, viewing, and photography.

Source of Funding: \$9,375,000.00 - Current Project Funding
\$ 80,000.00 Wild Turkey Federation
\$2,545,000.00 Conservation Fund
\$1,000,000.00 Rocky Mountain Elk Foundation
\$ 750,000.00 Federal Land & Water Conservation Fund
\$5,000,000.00 TWRA License dollars or Wetland Funds

Estimated Cost: Pending Appraisal

Estimated Title,
Appraisal and
Survey Fees: Pending Bid

Owner(s): International Paper Inc. or The Conservation Fund

Comment: The proposed acquisition will connect the Royal Blue Wildlife Management Area with the Frozen Head State Natural Area. Approximately 90 miles of the Cumberland Trail is also on this property.

SSC Report: 04-15-02. John Gregory advised that the acquisition would be in fee and the State would own everything except timber rights. He stated the mineral rights are outstanding and would revert to the fee owner after 99 years. Discussion ensued regarding the source of funding from Wetland Funds or TWRA License funds and the pending legislation regarding use of Wetland Funds. Staff referred to Sub-Committee for discussion.

Tennessee Wildlife Resources Agency – continued:

SC Action: 04-22-02. John Gregory, agency representative, presented a summary of the transaction. He advised that the mineral rights return to the fee owner after 99 years and that timber rights are excluded from the acquisition. He stated that the TWRA Commission approved the \$5 Million out of agency reserves and had requested that the Wetland Fund be amended to include funding for this transaction. Sub-Committee expressed concern regarding the perception of purchasing property when the State's budget is questionable. Discussion ensued regarding any increase in license fees, fund cycle for operation of the agency, and perception of purchase. Gary Myers, Executive Director, stated 1) the State would own the property in fee and in approximately 93 years the mineral rights would be returned to the fee owner, which would be the State, 2) would provide public access, and 3) would also provide preservation for wildlife management purposes. A motion was made and seconded to approve the request as presented. Final action.

**REVISE PREVIOUS
APPROVAL:**

Review of a Request to REVISE the PREVIOUS APPROVAL to Acquisition in Fee of 45,400 Unencumbered Acres and 29,600 Encumbered Acres and the Grantee will retain the right to buy-back Encumbered property over the next (99) years.

SSC Report:

09-16-02. John Gregory, agency representative, reported that of the 75,000 acres, 29,600 acres are encumbered with a buy-back provision for mining operations. He stated this information was not disclosed previously to the Sub-committee. He stated the buy-back included whole areas for strip mine operations, deep mine portals, and gas or oil well heads. He also advised that in the case of a buy-back, funds received from the mining interest will come to the State. Staff referred to Sub-committee for discussion.

SC Action:

09-23-02. Charles Garrett presented the request to Revise the Previous Approval. Mr. Garrett summarized the request and stated that 29,600 +/- acres of the 75,000 +/- acres would be encumbered with a buy-back provision for mining operations. He stated that the provision was not disclosed previously and it is deemed appropriate that Sub-committee be made aware of the provision. Larry Kirk stated it was simply a misrepresentation and that the agency knew all along that the buy-back provision was part of the transaction but failed to convey this part of the project to the Committee. After review and discussion, Sub-committee approved the request as presented. Final action.

DEPARTMENT OF CORRECTION

SPECIAL ITEM

- 1) Deferred a request to discuss the proposed State contract with Hardeman County for CCA Whiteville Prison.

SBC Project No. 142/021-01-02

DEPARTMENT OF FINANCE AND ADMINISTRATION

STATEWIDE

- 1) State Architect Mike Fitts presented a request for approval to award a contract to the successful proposer for the services of a **Commissioning Agent** to be used by the Department of Finance and Administration, University of Tennessee and Tennessee Board of Regents. Larry Kirk distributed a handout summarizing use of Commissioning on previous or current State projects. After discussion of the documents, Mr. Kirk stated that the successful vendor has been holding his price for several months and the State needs to either award a contract or reject bids. Comptroller Morgan stated that the State Building Commission had set the contract up on a "to be used" basis, and that the Commission should be made aware of the specific use on individual projects prior to implementation. Jerry Preston stated that, due to particular circumstances, the University of Memphis Emerging Technology project needs a Commissioning Agent. The Subcommittee then approved the request with the contingencies raised by Comptroller Morgan and gave specific approval for use of the Commissioning Agent on the University of Memphis Emerging Technology project.

SBC Project No. 529/000-02-01

- 2) Mr. Fitts presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$350,000.00 to \$950,000.00 (\$600,000.00 increase) of a project for **Facilities Survey Model Development** and approval to issue a Request for Proposals for professional services. Mr. Fitts stated that he would like approval to allocate the appropriated dollars to the project and approval to finish Phase I and 2 of the system development. He stated that he would defer on the request for approval to issue an RFP for professional services. The Subcommittee then approved the request as presented.

Revised Estimated Project Cost: \$950,000.00
SBC Project No. 529/000-12-98

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission Executive Subcommittee meeting held on August 19, 2002.

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Following approval of the Consent Agenda, the meeting adjourned at 2:55 p.m.

CONSENT AGENDA

Approved the following real property transactions that have been reviewed and recommended for approval by Sub-committee staff:

- A. Agency: **Finance & Administration – Davidson County**
 Trans.: Lease Agreement
- B. Agency: **Board of Probation & Parole – Davidson County**
 Trans.: Lease Agreement
- C. Agency: **Department of Transportation – Hamilton County**
 Trans.: Disposal by Lease
 Provision: Waiver of Advertisement and Appraisals
- D. Agency: **Mental Health & Developmental Disabilities – Knox County**
 Trans.: Disposal by Easement with Right-of-Entry
 Provision: Waiver of Advertisement and Appraisals
- E. Agency: **Finance & Administration – Greene County**
 Trans.: Disposal in Fee with Right-of-Entry
 Provision: Waiver of Advertisement and One (1) Appraisal
- F. Agency: **TN Board of Regents – Montgomery County**
 Trans.: Acquisition in Fee
 Provision: Approval to Demolish structure subject to approval of the TN Historic Commission
- G. Agency: **TN Wildlife Resource Agency – Hardin County**
 Trans.: Exchange of Easements
 Provision: Waiver of Advertisement and Appraisals
- H. Agency: **TN Wildlife Resource Agency – Hamilton County**
 Trans.: Acquisition in Fee
 Provision: Approval to Demolish structure subject to approval of the TN Historic Commission

DEPARTMENT OF FINANCE & ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Davidson County – 741 Cowan Street, Nashville, TN – Trans. No. 02-03-930 (JS)**

Purpose: To provide warehouse space for storage purposes for the Departments of Transportation and Tourist Development, and Comptroller of the Treasury.

Term: October 1, 2002 thru September 30, 2007 (5 yrs.)

Proposed Amount:	<u>14,000 Square Feet</u>		
	Annual Contract Rent:	\$59,500.08	@\$4.25/sf
	Est. Annual Utility Cost:	<u>\$ 7,700.00</u>	<u>@\$0.55/sf</u>
	Total Annual Effective Cost:	\$67,200.08	@\$4.80/sf

Current Amount:	<u>14,000 Square Feet</u>		
	Annual Contract Rent:	\$61,200.00	@\$4.37/sf
	Est. Annual Utility Cost:	<u>\$ 7,700.00</u>	<u>@\$0.55/sf</u>
	Total Annual Effective Cost:	\$68,900.00	@\$4.92/sf

Type: New Lease – Advertisement – Only Conforming Proposal from (2) Proposers

FRF Rate: \$5.00 Per Square Foot

Lessor: CI Partners, LLC, Current Lessor

Comment: The proposed lease provides that the Lessor shall furnish water and sewer utilities at no additional cost to the State.

SSC Report: 09-16-02. Referred to Sub-committee for consent agenda.

SC Action: 09-23-02. Approved the request as presented.

BOARD OF PROBATION & PAROLE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Davidson County – 220 Blanton Avenue, Nashville, TN – Trans. No. 02-05-901 (JS)

Purpose: To provide office and related space for Adult Probation and Parole.

Term: September 1, 2003 thru August 31, 2013 (10 yrs.)

Proposed Amount: 17,000 Square Feet

Annual Contract Rent:	\$219,640.08	@\$12.92/sf
Est. Annual Utility Cost:	\$ 23,800.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 18,700.00</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$262,140.08	@\$15.42/sf

Current Amount: 16,000 Square Feet

Annual Contract Rent Incl.		
Utility & Janitorial Cost:	\$224,000.04	@\$14.00/sf
2001 Operating Cost:	<u>\$ 3,831.17</u>	<u>@\$ 0.24/sf</u>
Total Annual Effective Cost:	\$227,831.21	@\$14.24/sf

Type: New Lease – Advertisement – Lowest & Only Proposal

FRF Rate: \$18.00 Per Square Foot

Lessor: Hearthwood Properties #2, LLC

Comment: The proposed lease provides that the Lessor will (1) construct a 17,000 square foot office building including interior tenant improvements at no additional cost to the State, (2) no cancellation during the first five years of the lease term and 180 days notice thereafter, and (3) an Option to Purchase.

SSC Report: 09-16-02. Referred to Sub-committee for consent agenda.

SC Action: 09-23-02. Approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Hamilton County - 1.15 +/- Acres - Region II Office Complex, Chattanooga, TN - Trans. No. 02-03-010 (BM)**

Purpose: Disposal by Lease for development of a greenway along the South Chickamauga Creek.

Term: Fifty (50) Years with Option for a (25) Year Renewal with 90-day cancellation

Consideration: Grant - Public Purpose

Lessee: City of Chattanooga

SSC Report: 09-16-02. Referred to Sub-committee for consent agenda.

SC Action: 09-23-02. Approved the request as presented.

**DEPARTMENT OF MENTAL HEALTH
& DEVELOPMENTAL DISABILITIES**

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT, with a RIGHT-OF-ENTRY, of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Knox County – 1,450 Foot Permanent Maintenance Easement – Lakeshore Mental Health Institute, Knoxville, TN – Trans. No. 02-08-006 (BM)**

Purpose: Disposal by Easement for a stream bank stabilization project by the City and Corp of Engineers along the Tennessee River adjacent to Lakeshore MHI. The City will maintain the easement area.

Estimated Sale Price: Grant -- Public Purpose

Grantee: City of Knoxville

SSC Report: 09-16-02. Referred to Sub-committee for consent agenda.

SC Action: 09-23-02. Approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL, with RIGHT-OF-ENTRY, of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL, as required by TCA 4-15-102 and 12-2-112:

Description: **Greene County – 5.0 +/- Acres – Greene Valley Developmental Center, Tusculum, TN – Trans. No. 02-03-009 (BM)**

Purpose: Disposal in Fee for construction of a sewage treatment plant by the City of Tusculum

Original Cost to State: \$30,000.00 (90 +/- Acres @ \$300.00 Per Acre)

Date of Original Conveyance: November 1957

Grantor Unto State: L. E. Dyer and wife, Mable Dyer

Estimated Sale Price: Pending Appraisal

Grantee: City of Tusculum

SSC Report: 04-15-02. Staff deferred pending additional information regarding a potential for easements across the GVDC property and a summary of future sewer treatment plans at the Center.

SSC Report: 09-16-02. Larry Kirk stated the City would purchase the property at fair market value and the treatment plant would also serve the GVDC. Staff referred to Sub-committee for consent agenda.

SC Action: 09-23-02. Approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired and APPROVAL to DEMOLISH the existing structure:

Description: Montgomery County – 66' X 159' Lot and Improvement – 218 Castle Heights, Austin Peay State University, Clarksville, TN – Trans. No. 02-08-011 (CH)

Purpose: Acquisition in Fee of property in close proximity to the new dorms currently under construction for parking purposes and part of the APSU Master Plan.

Source of Funding: Land Acquisition

Estimated Cost: Pending Appraisal

Estimated Title,
Appraisal and
Survey Fees: Pending Bid

Owner(s): Richard M. Collier

SSC Report: 9-16-02. Referred to Sub-committee for consent agenda and demolition of the existing structure subject to approval of the TN Historic Commission.

SC Action: 09-23-02. Approved the request as presented.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL of the following EXCHANGE of EASEMENTS, with WAIVER of ADVERTISEMENT and APPRAISALS, as required by TCA 4-15-102 and 12-2-112.

Description: Hardin County – 0.654 +/- Acres – White Oak Swamp Wildlife Management Area – Trans. No. 02-08-007 (CH)

Purpose: Exchange of Easements with the adjoining property owner for egress and ingress to State property

Estimated Sale Price: Grant – State Benefit

Grantee: Jimmy Dean Lewis

Comment: The State's easement currently crosses the Grantee's property. This exchange would relocate the State's easement to an access easement adjoining Grantee's property.

SSC Report: 09-16-02. Referred to Sub-committee for consent agenda.

SC Action: 09-23-02. Approved the request as presented.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired and APPROVAL to DEMOLISH (2) existing structures:

Description: Hamilton County – 46.5 +/- Acres – North Chickamauga Creek – Trans. No. 02-08-013 (CH)

Purpose: Acquisition in Fee for preservation and protection of wetland and greenway areas along the North Chickamauga Creek.

Source of Funding: Federal and Chattanooga Gorge Land Trust

Estimated Cost: Pending Appraisal

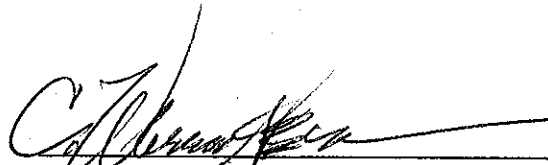
Estimated Title, Appraisal and Survey Fees: Pending Bid

Owner(s): John and Gloria Sutton

SSC Report: 09-16-02. Referred to Sub-committee for consent agenda and demolition of the existing structure subject to approval of the TN Historic Commission.

SC Action: 09-23-02. Approved the request as presented.

APPROVED BY:

A handwritten signature in black ink, appearing to read 'C. Warren Neel', is written over a horizontal line.

C. Warren Neel, Ph.D., Commissioner
Department of Finance and Administration